

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, MAY 3, 2001**

PRESENT:       Joan M. DuBois, Dranesville District  
                  Janet R. Hall, Mason District  
                  Suzanne F. Harsel, Braddock District  
                  Ronald W. Koch, Sully District  
                  Ilryong Moon, Commissioner At-Large  
                  Peter F. Murphy, Jr., Springfield District  
                  John M. Palatiello, Hunter Mill District  
                  Linda Q. Smyth, Providence District  
                  Laurie Frost Wilson, Commissioner At-Large

ABSENT:        Walter L. Alcorn, Commissioner At-Large  
                  John R. Byers, Mount Vernon District  
                  John B. Kelso, Lee District

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner DuBois MOVED THAT THE PUBLIC HEARING ON SEA-98-D-023, SUNRISE/INOVA MCLEAN ASSISTED LIVING, BE DEFERRED TO A DATE CERTAIN OF MAY 31, 2001.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Hall and Wilson not present for the vote; Commissioners Alcorn, Byers and Kelso absent from the meeting.

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Commissioner Harsel announced that the Housing Committee would meet on Wednesday, May 16, 2001 at 7:30 p.m. and the Environment Committee would meet on Thursday, May 17, 2001 at 7:30 p.m. in the Board Conference Room.

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Commissioner Harsel announced her intent to defer the public hearing on RZ-2000-BR-061, Bourj Limited, from May 10, 2001 to May 23, 2001.

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In Commissioner Kelso's absence, Chairman Murphy MOVED THAT THE PUBLIC HEARING ON S00-IV-MV4, OUT-OF-TURN PLAN AMENDMENT, BE DEFERRED TO A DATE CERTAIN OF MAY 10, 2000.

Commissioner DuBois seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Kelso absent from the meeting.

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2232A-P98-15-1 - COX COMMUNICATIONS, 2917 Eskridge Road

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY COX COMMUNICATIONS FOR THE TELECOMMUNICATIONS FACILITY LOCATED AT 2917 ESKRIDGE ROAD ARE IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER 2232-P98-15 ON FEBRUARY 25, 1999. THEREFORE, IT IS RECOMMENDED THAT THE MODIFICATIONS BE CONSIDERED AN AMENDMENT CONSISTENT WITH THE PRIOR 2232 REVIEW APPROVAL GRANTED BY THE COMMISSION PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioners Palatiello and Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn, Byers and Kelso absent from the meeting.

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FS-H01-10 - XO COMMUNICATIONS, INC., 1111 Sunset Hills Road

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT IN THE MATTER OF FS-H01-10 THAT THE PROPOSED TELECOMMUNICATIONS FACILITY BY XO COMMUNICATIONS, FOR THE OFFICE BUILDING LOCATED AT 1111 SUNSET HILLS ROAD, BE FOUND IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Kelso absent from the meeting.

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FS-S00-130 - XM SATELLITE, 9730 Hampton Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSIONER CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S00-130.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Kelso absent from the meeting.

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PUBLIC FACILITIES MANUAL AMENDMENT (Corporate Surety Bonds) (Decision Only)

(The public hearing on this item was held on May 2, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Moon MOVED THAT THE PLANNING COMMISSION RECOMMEND FOR APPROVAL THE PROPOSED AMENDMENT TO THE PUBLIC FACILITIES MANUAL, AS SET FORTH IN THE STAFF REPORT DATED APRIL 2, 2001, AND AS RECOMMENDED BY THE ENGINEERING STANDARDS REVIEW COMMITTEE.

Commissioners Wilson and DuBois seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Kelso absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. PCA-92-P-001-3 - WEST\*GROUP PROPERTIES LLC  
SE-01-P-011 - WEST\*GROUP PROPERTIES LLC
2. FDP-2000-SU-029-2 - FAIRFAX COUNTY SCHOOL BOARD/  
FAIRFAX COUNTY PARK AUTHORITY  
2232-Y01-02 - FAIRFAX COUNTY PARK AUTHORITY

This order was accepted without objection.

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PCA-92-P-001-3 - WEST\*GROUP PROPERTIES LLC - Appl. to amend the proffers for RZ-92-P-001 to permit office development w/an overall FAR of .65 on property generally bounded by Dolley Madison Blvd., Anderson Rd., Magarity Rd. & Scotts Run Park on approx. 57.19 ac. zoned C-3 and HC. Comp. Plan Rec: Office and private open space.

Tax Map 30-3((1))6A, 6B, 6C, 6D; 30-3((28))A, B2, B3 (formerly B1), 3A & 4A. (Concurrent w/SE-01-P-011.) PROVIDENCE DISTRICT.

SE-01-P-011 - WEST\*GROUP PROPERTIES LLC - Appl. under Sect. 9-607 of the Zoning Ordinance to permit an increase in bldg. height on property located on the E. side of the terminus of Colshire Dr. on approx. 3.56 ac. zoned C-3 & HC. Tax Map 30-3((28))pt. 4A. (Concurrent w/PCA-92-P-001-3.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Mr. Thomas Fleury, agent for the applicant, reaffirmed the affidavit dated March 30, 2001. There were no disclosures by Commission members.

Ms. Catherine Lewis, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

Mr. Fleury stated that the Proffered Condition Amendment was a request to take gross floor area from West\*Gate density and assign it to the Colshire Drive Land Bay to allow for the expansion of the Mitre Corporation. He said the Special Exception application was a request to increase the proposed building height from 90 feet to 105 feet. He explained that Development Condition Number 8 required that the maximum elevation of the proposed parking structure not exceed 405 feet on the east end and 410 feet on the west end. He noted that the stairwells would be enclosed on the east side which faced the residential area, but would remain open on the north and south ends to satisfy the requirement to have an open parking structure. In conclusion, Mr. Fleury said that the proposed development was in conformance with the Comprehensive Plan, had support of staff and neighboring residential areas, and requested a recommendation of approval.

Commissioner Smyth noted for the record that she had received a letter from the Regency at McLean stating that they did not oppose the proposed development. (This letter is in the date file.) She also stated for the record that she had received the plans for the first review as proffered.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on these applications. (A verbatim excerpt is in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-92-P-001-3, SUBJECT TO THE

EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner DuBois seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Kelso absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD APPROVAL OF SE-01-P-011, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED APRIL 19, 2001 AND SUBJECT TO THE APPROVAL OF PCA-92-P-001-3 AND SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1.

Commissioner DuBois seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Kelso absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD THAT THE FRONT YARD REQUIREMENT BE WAIVED FOR THE PROPOSED BUILDING PER SECTION 2-418 OF THE ZONING ORDINANCE, IN ORDER TO PERMIT A 20 DEGREE ANGLE OF BULK PLANE.

Commissioner DuBois seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Kelso absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD THAT THE TRANSITIONAL SCREENING ALONG THE EAST PROPERTY LINE BE MODIFIED TO THAT SHOWN ON THE SE PLAT AND THAT THE BARRIER REQUIREMENT BE WAIVED ALONG THE EAST PROPERTY LINE.

Commissioner DuBois seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Kelso absent from the meeting.

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FDP-2000-SU-029-2 - FAIRFAX COUNTY SCHOOL BOARD/  
FAIRFAX COUNTY PARK AUTHORITY - Appl. to approve the second final development plan for RZ-2000-SU-029 to permit an elementary school and public park on property located in the N.W. quadrant of the intersection of Leland Rd. and Arrowhead Park Dr. on approx. 28.44 ac. zoned PDH-8 and WS. Tax Map 55-1 ((1))pt. 23, pt. 26; 55-3((1))20, pt. 21, 21A, 22A, pt. 23; 55-3((2))pt. 88, pt. 89, pt. 90 and a portion of Leland Rd. public right-of-way to be vacated and/or abandoned. (Approval of this appl. may enable the vacation and/or abandonment of a portion of the public right-of-way for Leland Rd. to proceed under Sect. 15.2-2272 (2) of the Code of Virginia). (Concurrent w/2232-Y01-02.) SULLY DISTRICT.

2232-Y01-02 - FAIRFAX COUNTY PARK AUTHORITY - Appl. under Sect. 15.2-2232 of the Code of Virginia to expand existing public park for FDP-2000-SU-029 development and use as a community park on property located in the N.W. quadrant of the intersection of Leland Rd. and Arrowhead Park Dr. on approx. 24.4 ac. zoned PDH-8, R-1 and WS. Tax Map 55-1((1))pt. 23, 24, pt. 26; 55-3((1))pt. 21, pt. 21A, 22A. (Concurrent w/FDP-2000-SU-029-2.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Thomas Lawson, Esquire, agent for the applicants, reaffirmed the affidavit dated April 13, 2001. There were no disclosures by Commission members.

Ms. Leslie Johnson, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report for FDP-2000-SU-029-2, a copy of which is in the date file. She noted that staff recommended approval of the application. Mr. David Jillson, ZED, DPZ, presented the staff report for 2232-Y01-02, a copy of which is in the date file. He noted that staff recommended that the Planning Commission find the proposed facility to be in substantial accord with the provisions of the Comprehensive Plan.

In response to a question from Commissioner Palatiello, Ms. Johnson said that staff had pursued 2232 approval for the expansion of the existing park, although it had been proffered as part of a rezoning application, because the existing park was being completely redeveloped with new and different facilities. Commissioner Palatiello, Ms. Johnson and Mr. Jillson further discussed circumstances under which 2232 approval was needed for the expansion of an existing park.

Mr. Lawson stated that the proposed school was sorely needed in the area to serve both existing and future homes. He requested that Development Condition Number 2, requiring a raised landscape island, be deleted because it would create an awkward traffic pattern for buses.

Commissioner Koch said that he supported the deletion of Condition Number 2.

In response to a question from Commissioner Wilson, Mr. Matthew Tauscher, with Vika Engineering, said that the sidewalk along the Leland Road and Arrowhead Park Drive frontages would be extended to the property limits of the school. In response to another question from Commissioner Wilson, Mr. Tauscher said it was the intent of the applicant not to designate the drop off lanes as fire lanes and that this issue would be addressed with representatives of the Fire and Rescue Department. Commissioner Koch commented that while he understood Commissioner Wilson's concerns, he thought it was safer to drop children off in the fire lane. Commissioner Wilson responded that parking or dropping off children in a fire lane was in violation of State Code and requested that the applicant consult with the Fire Marshal on this issue and report back to the Planning Commission.

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Mr. John Pitts, Fairfax County Park Authority, stated that the existing Arrowhead Park, currently a neighborhood park, would be upgraded to a community park. To clarify the earlier discussion about the need for 2232 approval, he said when the classification of a park would be changed, as in this case, 2232 approval was deemed necessary, but was not necessary if the classification remained the same. He said the proposed expansion of the park would serve the growing need for active and passive recreation facilities in the area. He noted that the proposal before the Commission tonight had been a joint effort of both the Park Authority and the School Board and, if approved, would become a 40 acre public facility which would meet many needs of the community. Recognizing the impact of lighting upon neighboring communities, he said that the fields would be oriented such that the lights would not be directed towards the community and that the latest technology would be used to limit light spill, glare and pollution. He thanked the Western Fairfax County Citizens Association and its Land Use Committee for their input on this application.

Mr. Pitts responded to questions from Commissioners Harsel and Hall about the proposed lighting of the park, and from Commissioner Koch about the possible closing of the ball field located outside the Herrity Building.

In response to a question from Commissioner Wilson, Ms. Johnson said that a development condition of the FDP required a sidewalk along the entire frontage of Arrowhead Park Drive, which included a portion of the park property. Mr. Pitts added that the Park Authority had no objection to a sidewalk on park property.

Chairman Murphy called for speakers from the audience.

Mr. Walter Engel, 5215 Tulip Leaf Court, Centreville, President, Woodlands Homeowners Association, said the Association had voiced concerns about the proposed expansion of the park and its lighting. He said staff and the applicant had addressed their concerns and they would reserve a final judgment until the lights had been installed. He expressed concern about parking and the time the lights would be required to be turned off.

In response to a question from Commissioner Koch, Ms. Johnson said that the field and tennis court lights would be turned off at 10:30 p.m. with the parking lots lights on until 11:00 p.m., after which only security lights would be on. Chairman Murphy noted that if lighting was done properly, lighted ballfields in residential communities could co-exist in harmony.

There were no further speakers. Mr. Lawson and Mr. Pitts had no rebuttal statements. There were no further questions or comments from the Commission and no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on these applications. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-SU-029-2, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 19, 2001 WITH THE DELETION OF THE SECOND CONDITION.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Kelso absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE PROPERTY BOUNDARIES TO THAT SHOWN ON THE FDP.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Kelso absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION FIND THAT THE FACILITY PROPOSED UNDER 2232-Y01-2 SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE CODE OF VIRGINIA AND IS SUBSTANTIALLY IN ACCORD WITH THE COMPREHENSIVE PLAN.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Kelso absent from the meeting.

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The meeting was adjourned at 9:27 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: July 25, 2002

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission